

IN RE: PETITION FOR ADMIN. VARIANCE * BEFORE THE
S/S Lambert Court, 65' W of the *
c/l of Kessler Road * DEPUTY ZONING COMMISSIONER
(449 Lambert Court) *
13th Election District * OF BALTIMORE COUNTY
1st Councilmanic District *
Case No. 95-455-A
Kevin L. McCabe, et ux *
Petitioners *

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as a Petition for Administrative Variance for that property known as 449 Lambert Court, located in the vicinity of Hollins Ferry Road in Halethorpe. The Petition was filed by the owners of the property, Kevin L. and Patricia J. McCabe. The Petitioners seek relief from Section 1B02.3.B of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a rear yard setback of 25 feet in lieu of the minimum required 50 feet for a proposed two-story, 16' x 20' addition to the existing dwelling. The subject property and relief sought are more particularly described on the site plan submitted with the Petition filed which was marked into evidence as Petitioner's Exhibit 1.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted and there being no requests for public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variances would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion

ORDER RECEIVED FOR FILING

Date

By

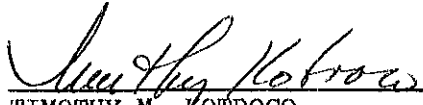
MICROFILMED

of the Deputy Zoning Commissioner, the information, pictures, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the B.C.Z.R. having been met, and for the reasons set forth above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 1st day of August, 1995 that the Petition for Administrative Variance seeking relief from Section 1B02.3.B of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a rear yard setback of 25 feet in lieu of the minimum required 50 feet for a proposed two-story, 16' x 20' addition to the existing dwelling, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restriction:

1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the relief granted herein shall be rescinded.


TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

ORDER RECEIVED FOR FILING
Date 8/1/95
By [Signature]

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

August 1, 1995

Mr. & Mrs. Kevin L. McCabe
449 Lambert Court
Baltimore, Maryland 21227

RE: PETITION FOR ADMINISTRATIVE VARIANCE
S/S Lambert Court, 65' W of the c/l of Kessler Road
(449 Lambert Court)
13th Election District - 1st Councilmanic District
Kevin L. McCabe, et ux - Petitioners
Case No. 95-455-A

Dear Mr. & Mrs. McCabe:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Administrative Variance has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Permits and Development Management Office at 887-3391.

Very truly yours,

A handwritten signature in cursive script that reads "Timothy Kotroco".

TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

cc: People's Counsel

File



RECEIVED



Petition for Administrative Variance

95-455-A

to the Zoning Commissioner of Baltimore County

for the property located at 449 Lambert Ct.

which is presently zoned DR-10.5

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) **1B02.3.B (214.1.6 - 1955 Regs)**

To allow a rear yard setback of 25 feet in lieu of the minimum required 50 feet for a proposed addition.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

See other side

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner.

(Type or Print Name)

Signature

Address

Phone No

City

State

Zipcode

Legal Owner(s)

(Type or Print Name)

Signature

(Type or Print Name)

Signature

Address

City

State

Zipcode

Name, Address and phone number of representative to be contacted.

Name

Address

Phone No.

A Public Hearing having been requested and/or found to be required, It is ordered by the Zoning Commissioner of Baltimore County, this ____ day of _____, 19____ that the subject matter of this petition be set for a public hearing, advertised, as required by the Zoning Regulations of Baltimore County, in two newspapers of general circulation throughout Baltimore County, and that the property be reposted.

Zoning Commissioner of Baltimore County

REVIEWED BY: SA

DATE: 6-12-95

ESTIMATED POSTING DATE: 6/25

Printed with Soybean Ink
on Recycled Paper

ITEM #: 453

ORDER RECEIVED FOR FILING

Date

By

Affidavit in support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 449 Lambert Ct.
address
Baltimore MD 21227
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address: (indicate hardship or practical difficulty)

At present we are living at
the above named property. Recently
Kevin's mother, due to the sale of her
home (which she was renting) and her health,
had to move in with us. We need to add-on to
our home because we have only 3 bedrooms for
8 people. Therefore we are claiming hardship in our
need for a variance to add-on to our recently
purchased home.

That Affiant(s) acknowledge(s) that if a protest is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Kevin L. McCabe
(signature)
Kevin L. McCabe
(type or print name)



Pat J. McCabe
(signature)
Patricia J. McCabe
(type or print name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 11th day of June, 19 95, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Kevin L. McCabe and Patricia J. McCabe.

the Affiants(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal.

6-11-95
date

Baerndt Y. Kumbler
NOTARY PUBLIC

My Commission Expires: 7-1-97

MICROFILMED

Zoning Description for
449 Lambert Ct.

Beginning at a point on the
South side of Lambert Ct.
which is 56' wide at the distance,
65' directly west of the centerline
of the nearest improved intersecting
street, Kessler Road, which is
32' wide

Being Lot # 47, Block 6, in
the subdivision of 'Riverview'
as recorded in Baltimore County
Plat Book # 22 Folio # 20 containing
1,616 sq. ft. Also known as
'449 Lambert Ct. and located
in the 13th Election District, 1st
Councilmanic District.

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

95-455-17

District 13th

Date of Posting 6/23/95

Posted for: Variance

Petitioner: Norin & Patricia McCabe

Location of property: 1149 Lombard St., S/S

Location of Signs: Facing road way on property being zoned

Remarks: _____

Posted by M. Kelly
Signature

Date of return: 6/30/95

Number of Signs: 1

MICROFILMED





Baltimore County
Zoning Administration &
Development Management
111 West Chesapeake Avenue
Towson, Maryland 21204

receipt

95-455-A

Account: R-001-6150

Date 6-12-95

Item Number 453

Taken in by: [Signature]

Owners: K.L.E. P.J. McCabe
site: 449 Lambert Ct.

#010 — Residential Variance (Admin) Filing Fee — 50.00
#080 — Sign & Posting — 15.00

Total — \$65.00

RECEIVED

03AD379053MICRC
98 COLL:36AM03-12-75

\$65.00

Please Make Checks Payable To: Baltimore County

Cashier Validation

Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

June 22, 1995

NOTICE OF CASE NUMBER ASSIGNMENT

Re: CASE NUMBER: 95-455-A (Item 453)
449 Lambert Court
S/S Lambert Court, 65' W of e/l Kessler Road
13th Election District - 1st Councilmanic

Please be advised that your Petition for Administrative Zoning Variance has been assigned the above case number. Contact made with this office regarding the status of this case should reference the case number and be directed to 887-3391. This notice also serves as a refresher regarding the administrative process.

- 1) Your property will be posted on or before June 25, 1995. The closing date (July 10, 1995) is the deadline for a neighbor to file a formal request for a public hearing. After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. They may (a) grant the requested relief, (b) deny the requested relief, or (c) demand that the matter be set in for a public hearing. You will receive written notification as to whether or not your petition has been granted, denied, or will go to public hearing.
- 2) In cases requiring public hearing (whether due to a neighbor's formal request or by Order of the Commissioner), the property will be reposted and notice of the hearing will appear in a Baltimore County newspaper. Charges related to the reposting and newspaper advertising are payable by the petitioner(s).
- 3) Please be advised that you must return the sign and post to this office. They may be returned after the closing date. Failure to return the sign and post will result in a \$60.00 charge.

PLEASE UNDERSTAND THAT ON THE DATE AFTER THE POSTING PERIOD, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION VIA PICK-UP. WHEN READY, THE ORDER WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL.

A handwritten signature in cursive script, appearing to read "Arnold Jablon".

Arnold Jablon
Director
Department of Permits and Development Management

cc: Kevin and Patricia McCabe

MICROFILMED



Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

June 30, 1995

Mr. and Mrs. Kevin L. McCabe
449 Lambert Court
Baltimore, Maryland 21227

RE: Item No.: 453
Case No.: 95-455-A
Petitioner: Kevin McCabe, et ux

Dear Mr. and Mrs. McCabe:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on June 12, 1995.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce Watson in the zoning office (887-3391).

Sincerely,

A handwritten signature in dark ink, reading "W. Carl Richards, Jr." in a cursive style.

W. Carl Richards, Jr.
Zoning Supervisor

WCR/jw
Attachment(s)

MICROFILMED



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director, ZADM

DATE: June 26, 1995

FROM: Pat Keller, Director, OPZ

SUBJECT: 449 Lambert Ct.

INFORMATION:

Item Number: 453

Petitioner: McCabe Property

Property Size:

Zoning: DR-10.5

Requested Action: Administrative Variance

Hearing Date: / /

SUMMARY OF RECOMMENDATIONS:

The applicant requests an administrative variance to permit a rear yard setback of 25' in lieu of 50' for a proposed addition.

While staff does not oppose the applicant's request, it is clear that the petitioner will need to satisfy the burden imposed upon them to prove practical difficulty and/or unreasonable hardship to justify the granting of the subject variance.

Prepared by:

Division Chief:

PK/JL



Maryland Department of Transportation
State Highway Administration

O. James Lighthizer
Secretary
Hal Kassoff
Administrator

6-23-95

Ms. Joyce Watson
Zoning Administration and
Development Management
County Office Building
Room 109
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: Baltimore County
Item No.: 453 (JJS)

Dear Ms. Watson:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not effected by any State Highway Administration project.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

for *Bob Small*
Ronald Burns, Chief
Engineering Access Permits
Division

BS/

Baltimore County Government
Fire Department



700 East Joppa Road Suite 901
Towson, MD 21286-5500

(410) 887-4500

DATE: 07/03/95

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: SEE BELOW

LOCATION: DISTRIBUTION MEETING OF JUN. 26, 1995

Item No.: SEE BELOW

Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time,
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 450, 451, 452, 453, 454, 455,
457, 458, 459, 460, 463 AND 464.

RECEIVED
JUL 8 1995

ZADM

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4881, MS-1102F



BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

TO: ZADM
FROM: DEPRM
Development Coordination
SUBJECT: Zoning Advisory Committee
Agenda: 6/26/95

DATE: 6/30/95

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee Items:

Item #'s:

450
451
452
453 ✓
456
457
458
459
460
463
465
467

LS:sp

LETTY2/DEPRM/TXTSBP

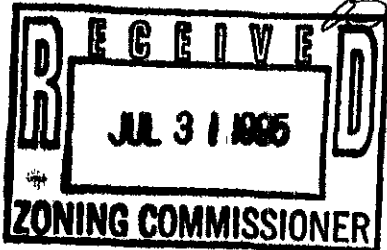
RECEIVED 7/1/95

William M. Hales

REAL ESTATE INVESTOR
2402 WOODSTREAM CIRCLE
ELLCOTT CITY, MARYLAND 21043
301-988-9203

To: Pat McCabe

This is to advise you that I am
agreeable to an 2 story 16x20 addition
to 449 Lambert.



Best Regards.

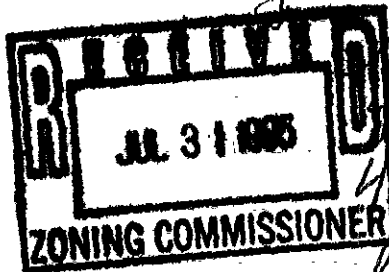
William Hales.

owner of 451 Lambert St.

WILLIAM M. HALES

July 19, 1995

I understand and do not
have a problem with the addition
to be built at 449 Lambert Court.
I understand that the addition is
to be 16' wide by 20' long and
2 story's in height.



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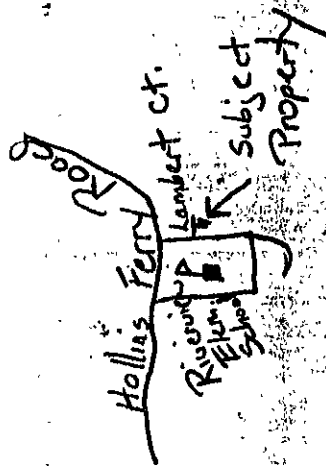
Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

see pages 5 & 6 of the CHECKLIST for additional required information

PROPERTY ADDRESS: 449 Lambert Ct.

Subdivision name: Riverview
 plat book # 22, folio # 20, lot # 47, Block 6

OWNER: Kevin & Patricia McCabe



Vicinity Map
 scale: 1"=1000'

LOCATION INFORMATION

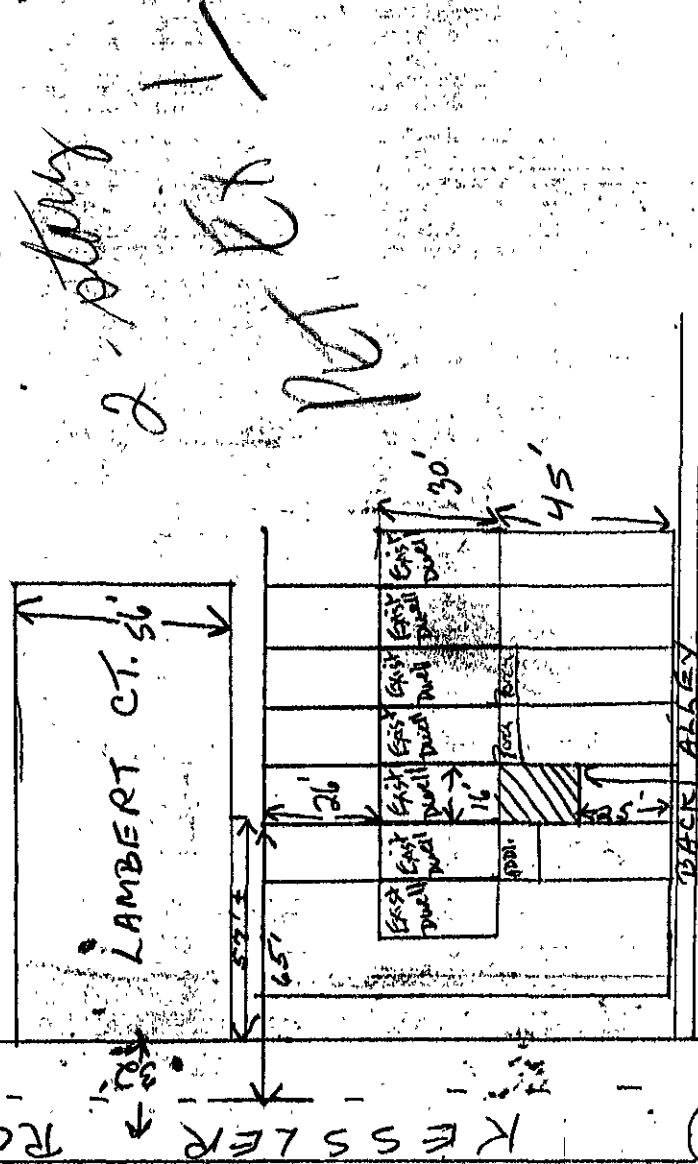
Election District: 13th
 Councilmanic District: 1st
 1"-200' scale map #: SW-6B
 Zoning: D.R-10.5
 Lot size: .037 acreage 1616 square feet

SEWER: ☒ public ☐ private
 WATER: ☒ public ☐ private
 Chesapeake Bay Critical Area: ☐ yes ☒ no

Prior Zoning Hearings: None

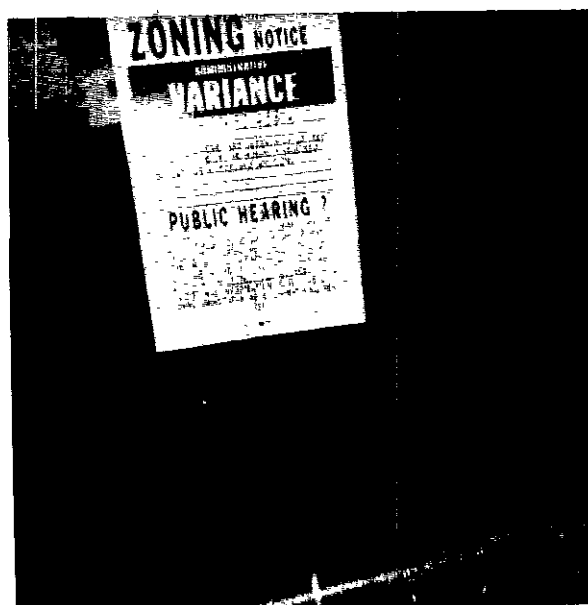
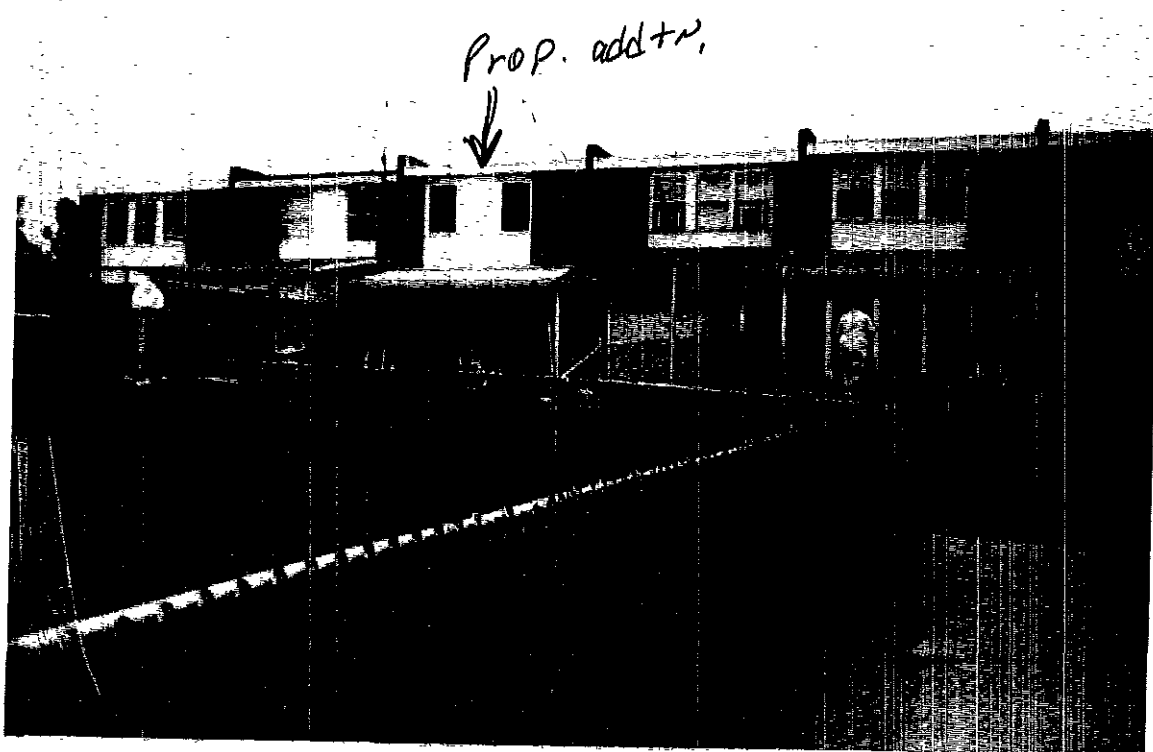
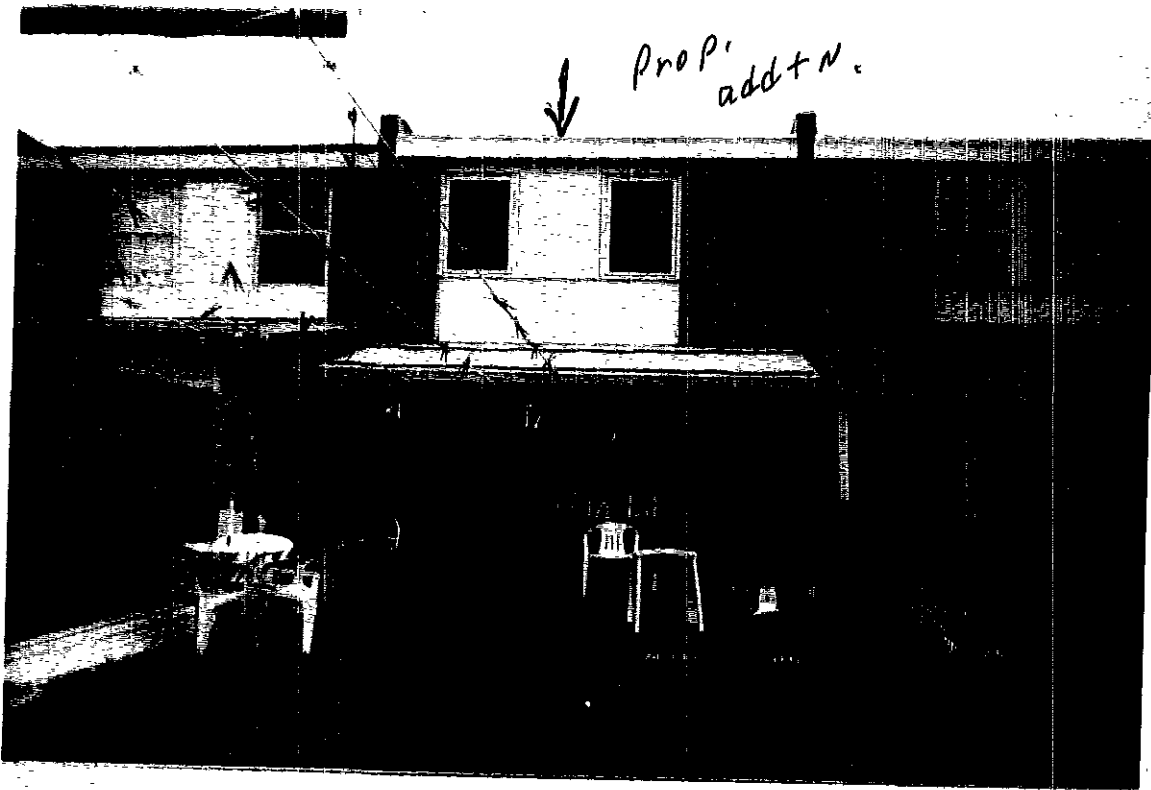
Zoning Office USE ONLY!
 reviewed by: [Signature] ITEM #: 453 CASE #:

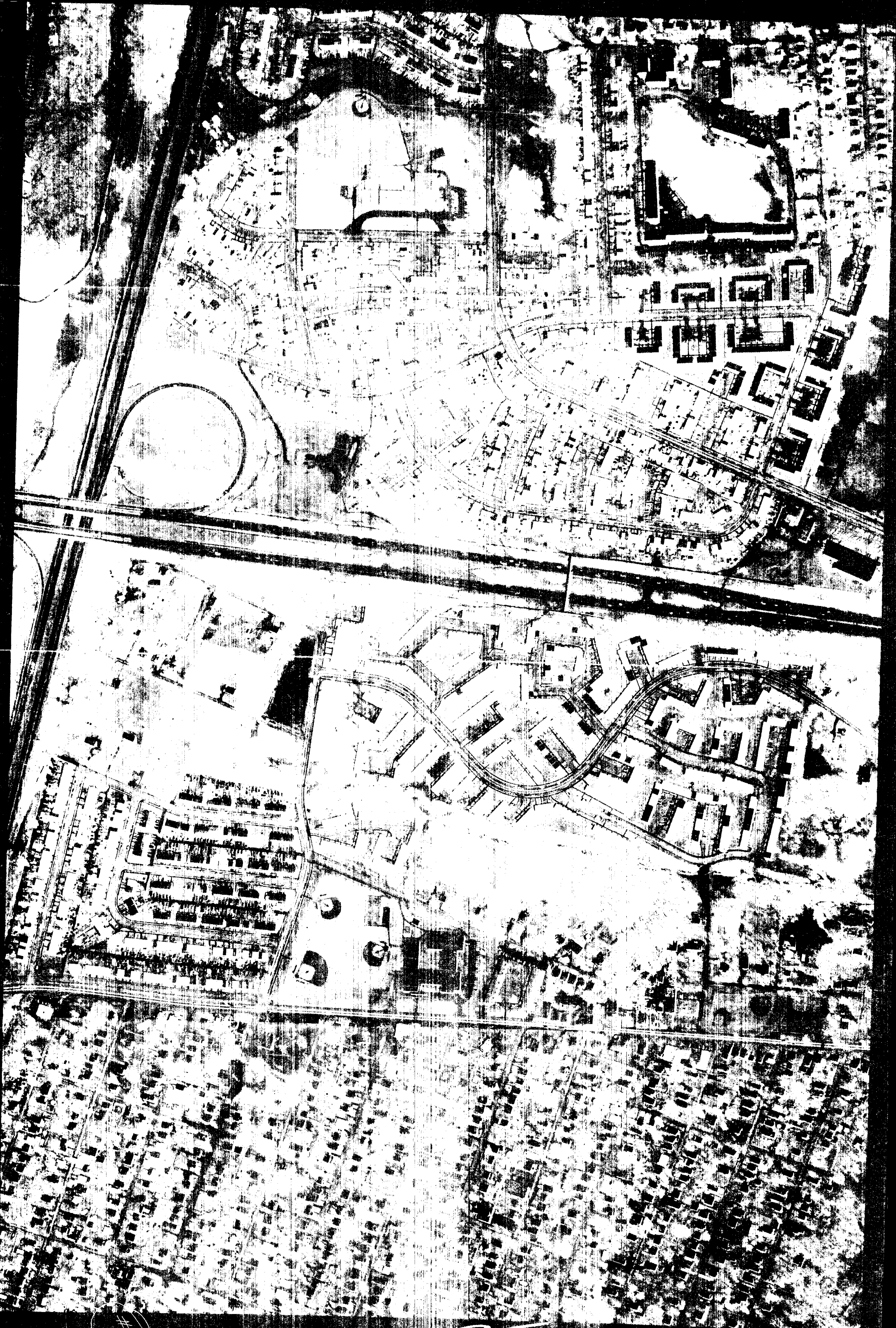
95-455-A



Proposed addition
16' wide x 20' long
 Scale of Drawing: 1"=50'

North
 date: 6-12-95 prepared by: PJM





95-1155-0

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

SCALE	LOCATION	SHEET
1" = 200'	MONUMENTAL BALTIMORE HIGHLANDS	S.W. 6-B
DATE OF PHOTOGRAPHY JANUARY 1986	MICROFILMED	

IN RE: PETITION FOR ADMIN. VARIANCE
S/S Lambert Court, 65' W of the
c/l of Kessler Road
(449 Lambert Court)
13th Election District
1st Councilmanic District
Kevin L. McCabe, et ux
Petitioners

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 95-455-A

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as a Petition for Administrative Variance for that property known as 449 Lambert Court, located in the vicinity of Hollins Ferry Road in Halethorpe. The Petition was filed by the owners of the property, Kevin L. and Patricia J. McCabe. The Petitioners seek relief from Section 1802.3.B of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a rear yard setback of 25 feet in lieu of the minimum required 50 feet for a proposed two-story, 16' x 20' addition to the existing dwelling. The subject property and relief sought are more particularly described on the site plan submitted with the Petition filed which was marked into evidence as Petitioner's Exhibit 1.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted and there being no requests for public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variances would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion

of the Deputy Zoning Commissioner, the information, pictures, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the B.C.Z.R. having been met, and for the reasons set forth above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 1st day of August, 1995 that the Petition for Administrative Variance seeking relief from Section 1802.3.B of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a rear yard setback of 25 feet in lieu of the minimum required 50 feet for a proposed two-story, 16' x 20' addition to the existing dwelling, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restriction:

1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the relief granted herein shall be rescinded.

Timothy M. Kotroco
TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning

Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21204

August 1, 1995

(410) 887-4386

Mr. & Mrs. Kevin L. McCabe
449 Lambert Court
Baltimore, Maryland 21227

RE: PETITION FOR ADMINISTRATIVE VARIANCE
S/S Lambert Court, 65' W of the c/l of Kessler Road
(449 Lambert Court)
13th Election District - 1st Councilmanic District
Kevin L. McCabe, et ux - Petitioners
Case No. 95-455-A

Dear Mr. & Mrs. McCabe:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Administrative Variance has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Permits and Development Management Office at 887-3391.

Very truly yours,

Timothy M. Kotroco
TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

cc: People's Counsel

file

Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 449 Lambert Ct.
which is presently zoned DR-10.5

This Petition shall be filed with the Office of Zoning Administration & Development Management. The undersigned, legal owner(s) of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1802.3.B (214.1.6 - 1955 Regs) To allow a rear yard setback of 25 feet in lieu of the minimum required 50 feet for a proposed addition.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (Indicate hardship or practical difficulty)

See other side

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Variance advertising, posting, etc. upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Legal Owner(s):
Kevin L. McCabe
(Type or Print Name)
Kevin L. McCabe
Signature
Patricia J. McCabe
(Type or Print Name)
Patricia J. McCabe
Signature
City State Zipcode
449 Lambert Ct. 21227
Address Phone No.
Baltimore MD 21227
Name, Address and phone number of representative to be contacted

A Public Hearing having been requested and/or held to be requested, it is ordered by the Zoning Commissioner of Baltimore County, this 1st day of August, 1995, that the subject matter of this petition be set for a public hearing, advertised, on or before the 13th day of August, 1995, at 7:00 PM, at the County Board of Appeals, 400 Washington Avenue, Towson, Maryland 21204.

RECEIVED FOR FILING
Date 8/1/95
By [Signature]
RECEIVED FOR FILING
Date 6-12-95
By [Signature]
ESTIMATED POSTING DATE: 6/25
Printed with Soybean Ink on Recycled Paper
ITEM #: 453

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District 13th Date of Posting 6/23/95
Posted for: Variance
Petitioner: Kevin L. McCabe, Patricia J. McCabe
Location of property: 449 Lambert Ct., Baltimore, Md.
Location of Sign: Posting Roadway - Rear Property - 449 Lambert Ct.
Remarks:
Posted by: McCarthy Date of return: 6/30/95
Number of Signs: 1

Baltimore County
Zoning Administration &
Development Management
211 West Chesapeake Avenue
Towson, Maryland 21204

Date 6-12-95

Users: K L E F J H C McCabe
to: 449 Lambert Ct.

010 - Residential Variance (Asian) filing fee - 50.00
100 - Sign & Post - 15.00
Total - 65.00

Please Make Checks Payable To: Baltimore County

Certifier Validation

Affidavit in support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:
That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 449 Lambert Ct.
Baltimore MD 21227
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address: (Include facts as to present use)

At present we are living at the above named property. Recently Kevin's mother due to the sale of her home (which she was renting) and her health, had to move in with us. We need to add-on to our home because we have only 3 bedrooms for 8 people. Therefore we are claiming hardship in our need for a variance to add-on to our recently purchased home.

That Affiant(s) acknowledge(s) that if a protest is filed, Affiant(s) will be required to pay a repointing and advertising fee and may be required to provide additional information.

Kevin L. McCabe
(Signature)
Patricia J. McCabe
(Signature)

STATE OF MARYLAND, COUNTY OF BALTIMORE, ss: I HEREBY CERTIFY, this 1st day of June, 1995, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared Kevin L. McCabe and Patricia J. McCabe.

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her knowledge and belief.

AS WITNESS my hand and Notarial Seal.
6-11-95
My Commission Expires: 7-1-97

My Commission Expires: 7-1-97

95-455-A
453
Zoning Description for
449 Lambert Ct.

Beginning at a point on the South side of Lambert Ct. which is 56' wide at the distance, 56' directly west of the centerline of the nearest improved intersecting street, Kessler Road, which is 32' wide
Being Lot # 47, Block 6, in the subdivision of Riverview as recorded in Baltimore County Plat Book # 22 Folio # 20 containing 1,616 sq. ft. Also known as 449 Lambert Ct. and located in the 13th Election District, 1st Councilmanic District.

Baltimore County Government
Office of Zoning Administration
and Development Management

111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3355

June 22, 1995

NOTICE OF CASE NUMBER ASSIGNMENT

Re: CASE NUMBER: 95-455-A (Item 453)
449 Lambert Court
S/S Lambert Court, 65' W of c/l Kessler Road
13th Election District - 1st Councilmanic

Please be advised that your Petition for Administrative Zoning Variance has been assigned the above case number. Contact made with this office regarding the status of this case should reference the case number and be directed to 887-3391. This notice also serves as a reminder regarding the administrative process.

1) Your property will be posted on or before June 25, 1995. The closing date (July 10, 1995) is the deadline for a neighbor to file a formal request for a public hearing. After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. They may (a) grant the requested relief, (b) deny the requested relief, or (c) demand that the matter be set in for a public hearing. You will receive written notification as to whether or not your petition has been granted, denied, or will go to public hearing.

2) In cases requiring public hearing (whether due to a neighbor's formal request or by order of the Commissioner), the property will be reposted and notice of the hearing will appear in a Baltimore County newspaper. Charges related to the reposting and newspaper advertising are payable by the petitioner(s).

3) Please be advised that you must return the sign and post to this office. They may be returned after the closing date. Failure to return the sign and post will result in a \$60.00 charge.

PLEASE UNDERSTAND THAT ON THE DATE AFTER THE POSTING PERIOD, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION VIA PICK-UP. WHEN READY, THE ORDER WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL.

Carl Jahn

Arnold Jahn
Director
Department of Permits and Development Management

cc: Kevin and Patricia McCabe

Baltimore County Government
Office of Zoning Administration
and Development Management

111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

June 30, 1995

Mr. and Mrs. Kevin L. McCabe
449 Lambert Court
Baltimore, Maryland 21227

RE: Item No.: 453
Case No.: 95-455-A
Petitioner: Kevin McCabe, et ux

Dear Mr. and Mrs. McCabe:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on June 12, 1995.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce Watson in the zoning office (887-3391).

Sincerely,
W. Carl Richards, Jr.
W. Carl Richards, Jr.
Zoning Supervisor

WCR/jw
Attachment(s)

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director, ZADM
FROM: Pat Keller, Director, OPZ
SUBJECT: 449 Lambert Ct.

DATE: June 26, 1995

INFORMATION:

Item Number: 453
Petitioner: McCabe Property
Property Size:
Zoning: DR-10.5
Requested Action: Administrative Variance
Hearing Date: 7/1

SUMMARY OF RECOMMENDATIONS:

The applicant requests an administrative variance to permit a rear yard setback of 25' in lieu of 50' for a proposed addition.

While staff does not oppose the applicant's request, it is clear that the petitioner will need to satisfy the burden imposed upon them to prove practical difficulty and/or unreasonable hardship to justify the granting of the subject variance.

Prepared by: *Jeffrey W. Long*
Division Chief: *John J. Keller*
PK/JL

ITEM453/PZONE/ZAC1

Maryland Department of Transportation
State Highway Administration

O. James Lightizer
Secretary
Hal Kassoff
Administrator

Ms. Joyce Watson
Zoning Administration and
Development Management
County Office Building
Room 109
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: Baltimore County
Item No.: 453 (JJS)

Dear Ms. Watson:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not effected by any State Highway Administration project.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

for Bob Small
Ronald Burns, Chief
Engineering Access Permits
Division

BS/

700 East Joppa Road Suite 901
Towson, MD 21286-5500

(410) 887-4500

DATE: 07/03/95

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: SEE BELOW

LOCATION: DISTRIBUTION MEETING OF JUN. 26, 1995

Item No.: SEE BELOW

Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.
B. The Fire Marshal's Office has no comments at this time, IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 450, 451, 452, 453, 454, 455, 457, 458, 459, 460, 463 AND 464.

RECEIVED
JUL 3 1995
ZADM

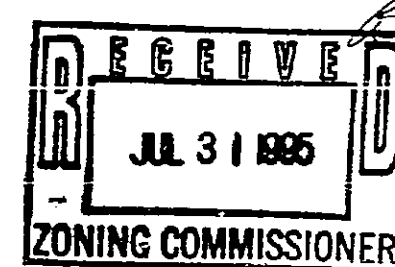
REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4881, MS-1102F

William M. Hales

REAL ESTATE INVESTOR
2402 WOODSTREAM CIRCLE
ELLICOTT CITY, MARYLAND 21043
301-988-9203

To Pat McCabe

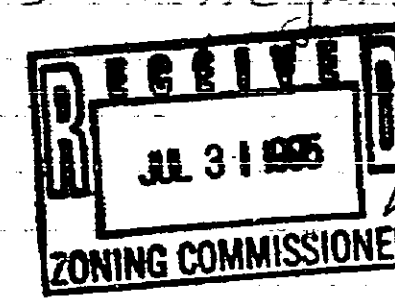
This is to advise you that I am agreeable to an 2 story 16x20 addition to 449 Lambert.



Best regards,
William Hales
owner of 451 Lambert Ct.

July 19, 1995

I understand and do not have a problem with the addition to be built at 449 Lambert Court. I understand that the addition is to be 16 wide by 20' long and 2 story's in height.



William Hales
447 Lambert Ct.
Balt. Md. 21227
410-536-5425

Plat to accompany Petition for Zoning Variance Special Hearing

PROPERTY ADDRESS: 449 Lambert Ct.

Subdivision name: Riverview
Plat book: 28, folio 20, lot 47, block 6
OWNER: Kevin & Patricia McCabe

95-455-A

LAMBERT CT. 50'

2-story
PET EX 1

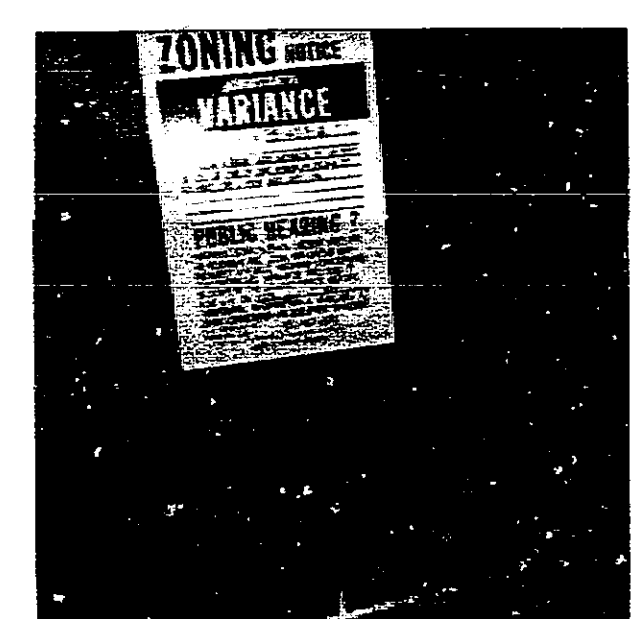
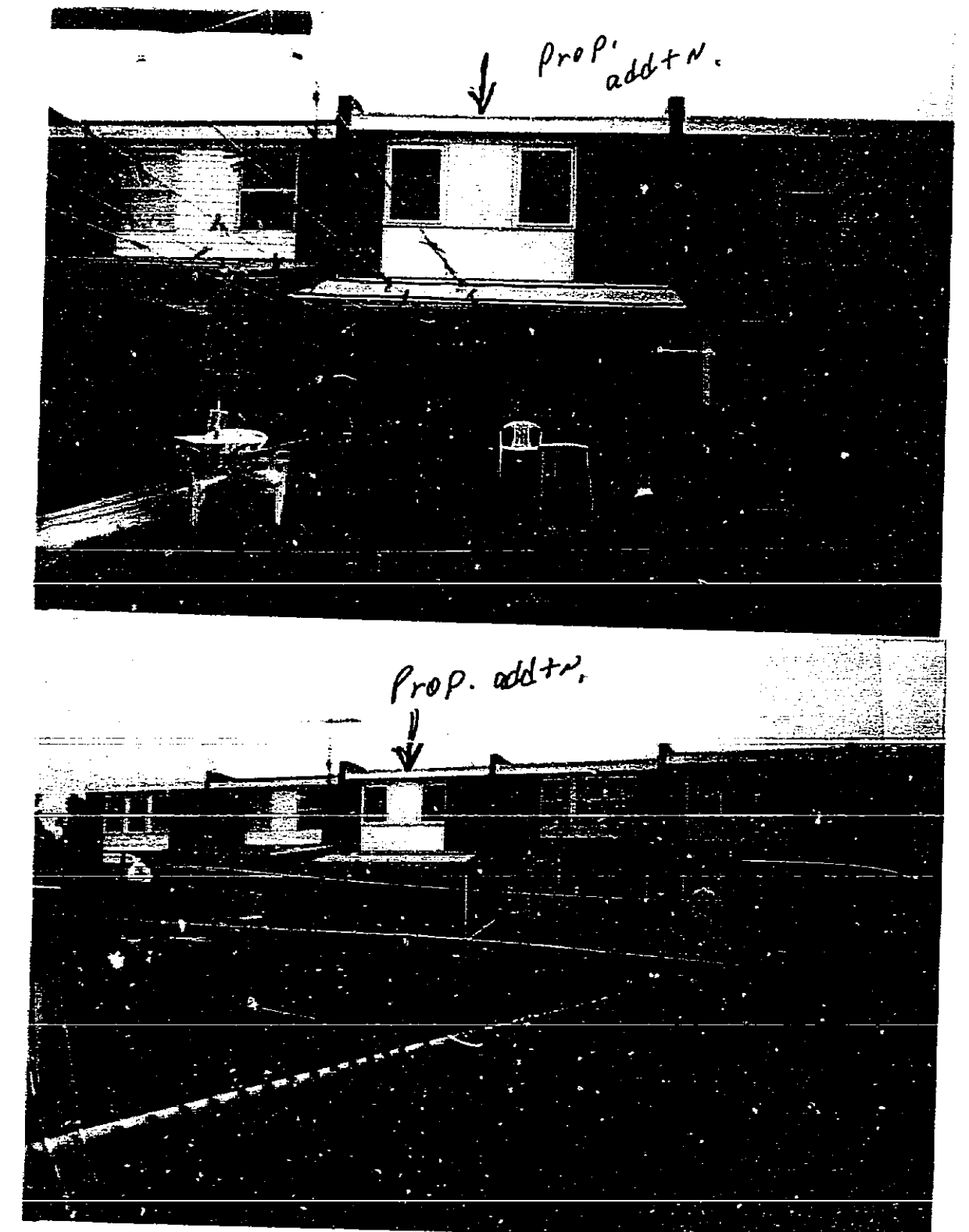
PROPOSED addition
10' wide x 20' long
Scale of Drawing: 1"=50'

North
date: 7-19-95
prepared by: PSM

LOCATION INFORMATION
Election District: 13th
Councilmanic District: 1st
1"=200' scale map: SW-68
Zoning: DR-10.5
Lot size: .037
acreage: 1616 square feet

SEWER: ☒
WATER: ☒
Chesapeake Bay Critical Area: ☒
Prior Zoning Hearings: None

Zoning Office USE ONLY
reviewed by: *[Signature]* ITEM # 453
CASE #



BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

TO: ZADM
FROM: DEPRM
SUBJECT: Zoning Advisory Committee
Agenda: 6/26/95

DATE: 6/30/95

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee items:

Item #'s:
450
451
452
453
456
457
458
459
460
463
465
467

LS:sp

LETTY2/DEPRM/TXTSPB



A-5511-56

#453

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

PREPARED BY AIR PHOTOGRAPHICS, INC.
MARTINSBURG, W.V. 25401

SCALE	LOCATION	SHEET
1" = 200' ±	MONUMENTAL BALTIMORE HIGHLANDS	S.W. 6-B
DATE OF PHOTOGRAPHY JANUARY 1986		